

FILLMORE TOWNSHIP

ESTABLISHED 1849

ALLEGAN COUNTY

FILLMORE TOWNSHIP PLANNING COMMISSION

July 7, 2025 7pm

1. Call to Order.

Chairman Mike Dozeman called the meeting to order at 7 pm, introduced the Planning Commission, opened with prayer and led in the Pledge of Allegiance.

2. Roll Call.

Members Present: Mike Dozeman, Fred Van Tubergen, David Brink, Chuck Schaap and Rod VanGelder.

Members Absent: None.

Public Attendance: GFD Chief Doug DenBleyker, Lori Castello A.I.C.P. of P.C.I. Also, attendance roster listing 7 Township residents.

3. Agenda Review.

Chairman Mike Dozeman gave time for a review of the agenda. There were no amendments expressed.

4. Fillmore Township Planning Commission June 2, 2025 meeting minutes.

A Motion was brought by David Brink and 2nd by Fred VanTubergen to approve the minutes of June 2, 2025 minutes as presented

PASSED 5-0.

5. Public Comment.

None.

6. New Business.

a. Public Hearings.

At the request of Josh VanHowe of Swill Merchant Enterprises, property owner, to construct and operate a commercial storage warehousing at the current unaddressed property west of 4120 58th St. also known as parcel # 0306-019-001-06 and comprising 3.94 acres, subject to Section 12.03M of the Fillmore Township Zoning Ordinance Special Use Permit.

A Motion was brought by Chuck Schaap and 2nd by Rod VanGelder to open the public hearing.

PASSED 5-0.

There was no public comment.

A Motion was brought by Chuck Schaap and 2nd by Rod VanGelder to close the public hearing.

PASSED 5-0.

The Planning Commission reviewed a P.C.I. memorandum dated June 30, 2025 by Lori Castello A.I.C.P., Planning & Zoning Administrator.

Upon a review, the Planning Commission agreed that the proposed usage fits with the definition of Section 12.03M of the Fillmore Township Zoning Ordinance.

A Motion was brought by Rod VanGelder and 2nd by Chuck Schaap to request approval of the Fillmore Township Board of Trustees.

PASSED 5-0.

Upon Board approval of this request the Planning Commission hereby reviews the Site Plan submitted by Josh VanHowe.

The Site Plan was made available in advance of the Planning Commission meeting. Lori Castello of P.C.I. also reviewed the Site Plan in a memorandum dated June 30, 2025. Upon review of the various aspects of the Site Plan it was also determined that 5 additions to the plan need to be in place pre-construction.

A Motion was brought by David Brink and 2nd by Chuck Schaap to recommend the Site Plan be approved by the Fillmore Township Board of Trustees with the following to be added to the final plan;

1. All the requirements spelled out in the letter dated June 23, 2025 from the Graafschap Fire Department.
2. Drainage plan approval by the Allegan County Drain Commission.
3. Official street address by the road.
4. Dumpster enclosure location.
5. 2-sided access service doors on each side of each structure.

PASSED 5-0.

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7. Discussion by the Planning Commission.

- a. Fillmore Township Zoning Ordinance.
Lori Castello reported on her recent work compiling information from Board minutes and Planning Commission minutes to complete an up-to-date version of the Zoning Ordinance text. A final draft will be discussed at the August 4, 2025 meeting
- b. Fillmore Township Zoning Map.
Lori Castello distributed a draft of current zoning in Fillmore Township with recent zoning amendments “flagged”. Her next step is to present for discussion at the August 4, 2025 meeting for a final draft.
- c. Fillmore Township Master Plan/Land Use Plan and Map.
Lori Castello recommends that Fillmore Township begins working a new Master Plan and map that complies with State Zoning Standards. This process could take 9-18 months but is necessary to avoid possible litigation. Lori agreed to complete an estimate of cost for P.C.I. to lead this process.
- d. P.U.D.’s
Is our current ordinance adequate for dealing with P.U.D’s ? Especially the portion defining what can be considered “common open space”.

8. Old Business.

None.

9. Fillmore Township Board of Trustee Update.

None.

10. Fillmore Township Planning Commission comments.

None.

11. Public Comments.

None.

12. Next meeting.

August 4, 2025 7pm.

13. Adjournment.

There being no other business presented to the Planning Commission:

A Motion was brought by Chuck Schaap and 2nd by Rod VanGelder to adjourn the meeting at 9pm.

Passed 5-0.

Respectfully Submitted

David Brink, Secretary

Fillmore Township Planning Commission

I, David Brink, Secretary, hereby certify that the foregoing is a true and original copy of the meeting Action as passed by the Fillmore Township Planning Commission Meeting on July 7, 2025 at 7:00 pm, which was held in accordance with the Open Meetings Act of the State of Michigan.

Signed _____ Date _____